

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-25999 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) General Plan Designations] to C-V (Civic) on 26.56 acres to the south side of Durango Drive and Juliano Road.

The population growth within the area encompassed by the Centennial Hills Sector Plan and the Northwest Sector of the Las Vegas 2020 Master Plan indicate a need for increased Public Park facilities in this area; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/20/99	The City Council approved an Amendment to the Master Plan of Streets and Highways (MSH-03-99) to establish the alignment of Durango Drive between Centennial Parkway and Tropical Parkway. This alignment created an S-Curve; the proposed Public Park is located south of this Durango realignment at Juliana Road. The Planning Commission and staff recommended approval of this request.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this request.	
<i>Pre-Application Meeting</i>	
12/06/07	A Pre-Application Meeting was conducted and informed the applicant of the process required to establish a public park at the above location. It was determined at this time that a General Plan Amendment, Rezoning and a Site Development Plan Review were required for this project. The applicant was also informed that a neighborhood meeting was required for this type of request. The timeframe for submitting the required applications and holding a neighborhood meeting was discussed.
<i>Neighborhood Meeting</i>	
01/03/08	<p>A neighborhood meeting was held on Thursday, January 3, 2008 at the Centennial Hills Community Center, Meeting Room #4 (room #116). The applicant, one member of staff and five members of the public were in attendance. Comments and concerns were the following:</p> <ul style="list-style-type: none"> • A majority of the residents were in favor of this public park, one resident was opposed to this request • One of the residents in favor of this public park, requested tree buffers for the houses along the western portion of this park.

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Details of Application Request	
Site Area	
Gross Acres	26.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	L (Low Density Residential), PR-OS (Parks/Recreation/Open Space), and ML (Medium-Low Density Residential)*	U (Undeveloped) and R-E (Residence Estates)
North	Vacant	TC (Town Center)	SX-TC (Suburban Mixed Use)
South	Vacant, Single Family Residences	RNP (Rural Neighborhood Preservation – Clark County)	R-E (Rural Estates Residential – Clark County)
East	Vacant, Church	TC (Town Center) and PF (Public Facilities)	TC-SC (Service Commercial) and C-V (Civic)
West	Las Vegas Valley Water District Facility, Single Family Residences	ML (Medium-Low Density Residential), RNP (Rural Neighborhood Preservation – Clark County)	P-F (Public Facility), R-E (Rural Estates Residential – Clark County)

**The applicant has requested a General Plan Amendment from L (Low Density Residential), PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) to PF (Public Facilities).*

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Town Center	X		Yes*
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V Civic District	X		Yes
Trails	X		Yes**
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* As conditioned per SDR-26000.

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** A required Multi-Use Transportation Trail will be constructed as to the requirements in the Master Plan Trails Element during the second phase of this park. Although this trail is not drawn on the landscape plan or the site plan, it is noted on the site plan and will be built as required. As the Trail is on site for a Park, the requirement will be the ten foot path, landscaping per site plan.

ANALYSIS

The applicant, the City of Las Vegas, is in the process to build a Public Park on 26.56 acres located on the south side of Durango Drive and Juilano Road. The applicant has requested a Rezoning from U (Undeveloped [PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) General Plan Designations] and R-E (Residence estates) to CV (Civic).

- **Zoning**

The C-V (Civic) District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities.

In addition, the C-V (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) District is consistent with the Public Facilities category of the General Plan.

In addition to the Rezoning request, the applicant has requested a General Plan Amendment (GPA-25997) from L (Low Density Residential), PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) to PF (Public Facilities) and a Site Development Plan Review (SDR-26000) for a Public Park on 26.56 acres.

The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. Staff finds that this request complies with the following goals and objectives of the master plan:

- **Centennial Hills Sector Plan**

5.3 Goals, Objectives, Policies and Programs for Recreation and Open Space in Centennial Hills

Objective A: Continue to provide an adequate and diverse system of parks, open space, recreation facilities and services at the local, district, and regional levels.

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- **Las Vegas 2020 Master Plan – Focus of the Master Plan**

Objective 3.6: To ensure that adequate amounts of park space and trail systems are designated and developed to meet or exceed national standards and standards established in the Master Plan Parks Element.

- **Las Vegas 2020 Master Plan – Parks Element**

All together, the Parks Element identifies a need for an additional 1550 acres of park land in the next 20 years. In the Northwest Sector, this additional acreage required at build out is expected to be 692 acres. This proposed public park will provide an additional 26.56 acres towards this 692 acre goal. Additionally, under Acquisition Priorities, acquiring the park land for Community Parks while the land is still available and then developed as the population in the area served by the park expands.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

In addition to the rezoning request, the applicant is the applicant has requested a General Plan Amendment (GPA-25997) to PF (Public Facilities), brings the zoning in conformance with the General Plan.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The C-V (Civic) District is intended to provide public uses that are compatible with adjacent residential land uses and zoning districts.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The expected growth of the areas encompassed by the Centennial Hills Sector Plan and the Northwest Sector of the Las Vegas 2020 Master Plan indicate a need increased recreation facilities in this area and is appropriate for this rezoning.

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4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The subject site is served by North Durango a 120-foot wide Parkway Arterial as designated by the Master Plan Streets and Highways, which is adequate to support the proposed Public Park.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 132

APPROVALS 1

PROTESTS 0